

**CITY OF EL PASO, TEXAS  
AGENDA ITEM DEPARTMENT HEAD'S SUMMARY FORM**

**DEPARTMENT:** Planning, Research & Development

**AGENDA DATE:** Introduction: June 21, 2005  
Public Hearing: July 12, 2005

**CONTACT PERSON/PHONE:** Mark Weber, 541-4932

**DISTRICT(S) AFFECTED:** 4

**SUBJECT:**

An ordinance incorporating applicable portions of the El Paso Water Utilities' Public Service Board Northeast Master Plan as a specific study area plan into the City's comprehensive plan, *The Plan for El Paso*, and which plan shall amend the Plan for El Paso and the year 2025 General Land Use Map incorporated therein. (District 4)  
(Mark Weber, Planning Department, 591-4932, [webermc@elpasotexas.gov](mailto:webermc@elpasotexas.gov))

**BACKGROUND / DISCUSSION:**

See attached report.

**PRIOR COUNCIL ACTION:**

The El Paso City Council on September 21, 2004 directed the Planning, Research & Development Department to proceed with an amendment to include applicable portions of the approved Northeast Master Plan as a specific study area plan addendum to *The Plan for El Paso* and that all future land sales containing portions of the subject tract should conform to the study area plan or else include covenants effectuating the study area plan.

**AMOUNT AND SOURCE OF FUNDING:**

N/A

**BOARD / COMMISSION ACTION:**

Development Coordinating Committee (DCC) – Approval Recommendation  
El Paso Mountain Committee – Approval Recommendation  
City Plan Commission (CPC) – Approval Recommendation

\*\*\*\*\*REQUIRED AUTHORIZATION\*\*\*\*\*

**LEGAL:** (if required) N/A

**FINANCE:** (if required) N/A

**DEPARTMENT HEAD:** George Sarmiento, AICP

**APPROVED FOR AGENDA:**

**CITY MANAGER:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

JOHN F. COOK  
MAYOR

JOYCE WILSON  
CITY MANAGER

GEORGE G. SARMIENTO, AICP  
DIRECTOR



**PLANNING, RESEARCH &  
DEVELOPMENT DEPARTMENT**

June 13, 2005

**TO:** The Honorable Mayor and City Council  
Joyce A. Wilson, City Manager  
Pat Aauto, Deputy City Manager

**FROM:** Mark Weber, Northeast Neighborhood Planner

**SUBJECT:** Amendments to *The Plan for El Paso* to conform with  
the Public Service Board's (PSB) *Northeast Master Plan* (District 4)

Council Agenda Items:

Introduction: June 21, 2005

Public Hearing: July 12, 2005

The following item is being introduced and attached are the CPC Staff Report, Ordinance with Exhibit A (includes land use maps and location map), and the Executive Summary from the EPWU-PSB Northeast Master Plan.

**An ordinance incorporating applicable portions of the El Paso Water Utilities' Public Service Board Northeast Master Plan as a specific study area plan into the City's comprehensive plan, *The Plan for El Paso*, and which plan shall amend the Plan for El Paso and the year 2025 General Land Use Map incorporated therein. (District 4)**  
(Mark Weber, Planning Department, 591-4932, [webermc@elpasotexas.gov](mailto:webermc@elpasotexas.gov))

**CITY COUNCIL**

ANN MORGAN LILLY  
DISTRICT NO. 1

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DISTRICT NO. 2

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DISTRICT NO. 3

MELINA CASTRO  
DISTRICT NO. 4

PRESI ORTEGA, JR.  
DISTRICT NO. 5

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DISTRICT NO. 8

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Mayor's Office (2 copies):	date: _____	time: _____	by: _____
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Representative District 4:	date: _____	time: _____	by: _____
Representative District 5:	date: _____	time: _____	by: _____
Representative District 6:	date: _____	time: _____	by: _____
Representative District 7:	date: _____	time: _____	by: _____
Representative District 8:	date: _____	time: _____	by: _____

City Attorney's Office:      *date:* \_\_\_\_\_ *time:* \_\_\_\_\_ *by:* \_\_\_\_\_

Page 2

**COPY TO:** George Sarmiento, Director of Planning  
Verónica Rosales, Chief Urban Planner  
Terry Cullen-Garney, Deputy City Attorney  
Josie Hernandez, Paralegal  
Matt Watson, Assistant City Attorney  
Ed Archuleta, General Manager, EPWU  
Nick Costanza, Assistant General Manager, EPWU  
Daniel Monteros, Civil Engineer III, EPWU

**Attachment 1:** City Plan Commission Staff Report

**Attachment 2:** Ordinance

**Attachment 3:** Exhibit A (Text and figures to be added to Comprehensive Plan)

**Attachment 4:** EPWU/PSB Master Plan Executive Summary

JOHN F. COOK  
MAYOR

JOYCE WILSON  
CITY MANAGER

GEORGE G. SARMIENTO, AICP  
DIRECTOR



**PLANNING, RESEARCH &  
DEVELOPMENT DEPARTMENT**

6/20/2005

**CITY COUNCIL**

ANN MORGAN LILLY  
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**TO:** The Honorable Mayor and City Council  
Joyce A. Wilson, City Manager  
Pat Aauto, Deputy City Manager

**FROM:** Mark Weber, Northeast Neighborhood Planner

**SUBJECT:** **An ordinance incorporating applicable portions of the El Paso Water Utilities' Public Service Board Northeast Master Plan as a specific study area plan into the City's comprehensive plan, *The Plan for El Paso*, and which plan shall amend the Plan for El Paso and the year 2025 General Land Use Map incorporated therein. (District 4)**  
*(Mark Weber, Planning Department, 591-4932, [wehermc@elpasotexas.gov](mailto:wehermc@elpasotexas.gov))*

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The City Plan Commission (CPC), on June 2, 2005, voted **6-0** to recommend **APPROVAL** of this request, concurring with Staff's recommendation.

The El Paso Mountain Committee at their public hearing on May 27, 2005, reviewed and recommended **APPROVAL** of this request **5-0**, with one abstention, subject to the following condition:

That the following language in Exhibit A of the draft ordinance, under the section titled "Natural Transition Buffer (Open Space)" remain:

"Development shall not occur within the Natural Transition Buffer. The Natural Transition Buffer is intended to prevent development near the boundaries of the State Park."

The CPC found that this request is in the spirit of The Plan for El Paso.

The Department Coordinating Committee at their May 25, 2005 meeting, unanimously recommended **APPROVAL** of this request.

There was **NO OPPOSITION** to this request.

**COPY TO:** George Sarmiento, Director of Planning  
Terry Cullen-Garney, Deputy City Attorney  
Matt Watson, Assistant City Attorney  
Nick Costanza, Assistant General Manager, EPWU

Verónica Rosales, Chief Urban Planner  
Josie Hernandez, Paralegal  
Ed Archuleta, General Manager, EPWU  
Daniel Monteros, Civil Engineer III, EPWU

## **STAFF REPORT**

<b><i>Amendments to The Plan for El Paso</i></b>	Proposed General Land Use 2025 Map
<b><i>Applicant / Representative:</i></b>	El Paso Water Utilities-Public Service Board (EPWU-PSB)
<b><i>Location:</i></b>	The changes affect approximately 16,000 acres of vacant land located northwest of U.S. Highway-54, east of Franklin Mountains State Park, and south of the New Mexico-Texas border. This proposal involves land owned by the City of El Paso and administered by the El Paso Water Utilities (EPWU)-Public Service Board (PSB). A 460 acre portion of the land has already been sold and is located in the southernmost part of the plan area.
<b><i>Representative District:</i></b>	4
<b><i>Area:</i></b>	15,965 Acres
<b><i>Zoning:</i></b>	R-F (Ranch and Farm), PMD (Planned Mountain Development), M-1 (Industrial), M-2 (Industrial), Q (Quarry)
<b><i>Existing Use:</i></b>	Primarily vacant with golf course, landfill, electric and gas utilities
<b><i>Proposed Use:</i></b>	Residential, Commercial, Mixed-Use, Industrial, Parks & Open Space, Natural Transition Buffer, Schools, and Public Use
<b><i>Surrounding Land Uses:</i></b>	
<b><i>North -</i></b>	New Mexico - Texas State Line
<b><i>South -</i></b>	R-3A (Residential) and R-5 (Residential) / Single-family
<b><i>East -</i></b>	R-3A (Residential) and R-5 (Residential) / Single-family
<b><i>West-</i></b>	Franklin Mountain State Park
<b><i>Year 2025 Designation:</i></b>	Residential, Mixed-Use, Commercial, Industrial, Parks & Open Space, and Aquifer Storage & Recharge

## Amendments to *The Plan for El Paso*

### General Information:

This amendment is proposing changes to the Projected General Land Use 2025 Map of the *Plan for El Paso*. The 15,965 acre parcel is located in El Paso's Northeast Planning Area, northwest of U.S. Highway-54, east of Franklin Mountains State Park, and south of the New Mexico-Texas border.

The land use plan for the study area contains a mix of land uses including Commercial, Industrial, Residential, Mixed-Use, Parks and Open Space, Natural Transition Buffer, Schools, and Public Use. Taken together, these land uses are designed to create a desirable quality-of-life for all future residents. The major themes addressed in the plan are a town center for commercial activity, development around commercial nodes as opposed to strips, and a winding network of roads instead of the typical grid pattern. The area is primarily vacant with an Electric Company Facility, a Gas Company Facility, and a landfill located within the boundary. The proposed land uses and approximate acreages include:

<b>Low-Density Residential</b>	2,128 acres	<b>Medium Density Residential</b>	4,372 acres
<b>High-Density Residential</b>	1,396 acres	<b>Commercial</b>	1,081 acres
<b>Industrial</b>	1,217 acres	<b>Parks &amp; Open Space</b>	521 acres
<b>Mixed-Use/Retail</b>	515 acres	<b>Mixed-Use/Office</b>	1,223 acres
<b>Natural Transition Buffer</b>	1,573 acres	<b>Public Use</b>	18 acres
<b>School sites</b>	431 acres		

The City Planning Department is responsible for ensuring that these proposals conform to the policies of the City's comprehensive plan, *The Plan for El Paso*.

### Information to the Commission:

Planning, Research & Development facilitated a public meeting at Nolan Richardson Middle School on Wednesday, May 18, 2005. Approximately 50 people attended. Public comment focused on traffic issues and thoroughfares that are not currently being amended. Other issues raised were the close proximity of residential to the State Park and the loss of open space in that area.

The El Paso Mountain Committee at their public hearing on May 27, 2005, reviewed and recommended **approval** of this request **5-0**, with one abstention, subject to the following condition.

That the following language in Exhibit A of the draft ordinance, under the section titled "Natural Transition Buffer (Open Space)" remain:

"Development shall not occur within the Natural Transition Buffer. The Natural Transition Buffer is intended to prevent development near the boundaries of the State Park."

The Planning, Research & Development Department has received numerous phone calls inquiring about the Master Plan, but has received no further comments nor official support or opposition to this request.

**Staff Recommendation:**

The Development Coordinating Committee (DCC) unanimously recommends **approval** of this request for amending the Projected General Land Use 2025 Map in *The Plan for El Paso*.

Changes to *The Plan for El Paso*:

*The Plan for El Paso* provides encouragement for master planning of large undeveloped areas into integrated developments that contain a balanced mix of open space, residential, commercial and industrial uses. *The Plan* includes a map of proposed land uses. A particular recommendation of *The Plan for El Paso* is the creation of specific study area plans that will serve as separate policy documents that give general support to the objectives of the City's comprehensive plan.

The Year 2025 Projected General Land Use Map shows the site as a mixture of residential, commercial, industrial, mixed-use, parks and open space, and Aquifer Storage & Recharge. The proposed Land Use Map shows a town center with commercial and mixed-use surrounded primarily by residential. A large strip of industrial runs along the current gas pipeline, and small pockets are set aside for parks, schools and commercial nodes. A Natural Transition Buffer is also designated along the eastern boundary of the State Park.

**ATTACHMENTS:** Proposed Ordinance, site map, current projected land use 2025 map, and proposed land use 2025 map.

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE INCORPORATING APPLICABLE PORTIONS OF THE EL PASO WATER UTILITIES PUBLIC SERVICE BOARD NORTHEAST MASTER PLAN AS A SPECIFIC STUDY AREA PLAN INTO THE CITY'S COMPREHENSIVE PLAN, THE PLAN FOR EL PASO, AND WHICH PLAN SHALL AMEND THE PLAN FOR EL PASO AND THE YEAR 2025 GENERAL LAND USE MAP INCORPORATED THEREIN.

**WHEREAS**, *The Plan for El Paso*, as subsequently amended, was initially adopted by the El Paso City Council on April 27, 1999 pursuant to provisions of the Texas Local Government Code now found at Section 213.003, as the comprehensive plan for the City; and

**WHEREAS**, the comprehensive plan serves as a general guide for the future growth and development of the City to promote public health, safety and welfare; and

**WHEREAS**, a specific recommendation of *The Plan for El Paso* is the creation of specific study area plans that will serve as separate policy documents which give general support to the objectives of the City's comprehensive plan; and

**WHEREAS**, the El Paso Water Utilities Public Service Board has approved a Northeast Master Plan for a portion of the Northeast Planning Area that was the result of extensive public stakeholder meetings and public input; and

**WHEREAS**, the El Paso City Council on September 21, 2004 directed the Planning, Research and Development Department to proceed with an amendment to include applicable portions of the approved Northeast Master Plan as a specific study area plan addendum to *The Plan of El Paso* and that all future land sales containing portions of the subject tract should conform to the study area plan or else include covenants effectuating the study area plan; and

**WHEREAS**, the City Plan Commission, after conducting a public hearing, recommends adoption of the changes to the *The Plan for El Paso* as herein enumerated; and



**WHEREAS**, the El Paso City Council finds that the amendment to *The Plan for El Paso* as herein enumerated will have no negative impact upon the public health, safety, morals and general welfare of the City, and that the study area plan will carry out the purpose and spirit of the policies expressed in *The Plan for El Paso*.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:**

1. That the El Paso City Council hereby adopts the proposed Specific Study Area Plan for PSB Northeast Master Plan Properties attached hereto as Exhibit "A" as a specific study area plan for the subject area, and that same shall be incorporated into The Plan for El Paso for all purposes, including amending the Year 2025 Projected General Land Use Map for the long-range development of the Northeast Planning Area.
2. *The Plan for El Paso* and its related documents, as herein modified, shall remain in full force and effect as to the long-range general policies for guiding growth and development in the City.

**PASSED AND APPROVED** this \_\_\_\_\_ day of \_\_\_\_\_, 2005.

**THE CITY OF EL PASO**

\_\_\_\_\_  
John F. Cook  
Mayor

**ATTEST:**

\_\_\_\_\_  
Richarda Duffy Momsen  
City Clerk

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Matt Watson  
Assistant City Attorney  
Doc No. 13240

**APPROVED AS TO CONTENT:**

\_\_\_\_\_  
George G. Sarmiento, AICP  
Director of Planning, Research &  
Development Department

**Exhibit A**  
**Specific Study Area Plan for**  
**PSB Northeast Master Plan Properties**

This document, to include the attached maps, constitutes a specific study area plan amendment to *The Plan for El Paso*. The study area is specifically that property addressed in the PSB Northeast Master Plan Land Study, consisting of approximately 16,000 acres of City owned land, and approximately 460 acres of privately owned land. The study area is bounded by the Franklin Mountain State Park to the west, U.S Highway-54 to the southeast, and the New Mexico-Texas border to the north. The location is shown in Figure 1.

The land use plan for the study area contains a mix of land uses including Commercial, Industrial, Residential, Mixed-Use, Parks and Open Space, and a Natural Transition Buffer between development and the State Park. Taken together, these land uses are designed to create a desirable quality-of-life for all future residents. The major themes addressed in the plan are a town center for commercial activity, development around commercial nodes as opposed to strips, and a winding network of roads instead of the typical grid pattern. The area is primarily vacant with an Electric Company Facility, a Gas Company Facility, and a landfill located within the boundary. Following are the proposed land uses and approximate total acreages:

<b>Low-Density Residential</b>	2,128 acres	<b>Medium Density Residential</b>	4,372 acres
<b>High-Density Residential</b>	1,396 acres	<b>Commercial</b>	1,081 acres
<b>Industrial</b>	1,217 acres	<b>Parks</b>	521 acres
<b>Mixed-Use/Retail</b>	515 acres	<b>Mixed-Use/Office</b>	1,223 acres
<b>Public Use</b>	18 acres	<b>School sites</b>	431 acres
<b>Natural Transition Buffer (Open Space)</b>	1,573 acres		

**Land Use Characteristics**

Total Developable Area*	12,237 acres
Potential Number of Dwelling Units	62,572 dwelling units
Developable Residential Acres	8,364 acres
Roads and Infrastructure	1,185 acres
Average Dwelling Units/Developable Acre	5.11
Average Dwelling Units/Residential Acre	7.48

\*[15,965 – (Public Use, School sites, Parks, Natural Transition Buffer, and Roads and Infrastructure)]

**PROPOSED LAND USE CATEGORIES**

The current approved land use map is shown in Figure 2. The land use map for this amendment, once approved, is shown in Figure 3. The amended map divides the study area into different land use categories designated by color and defined in the legend. The categories reflect the allowable future land uses and development intensities intended for that segment of the study area. The land use map and text shall be used as the major implementation tool for carrying out development review processes. It does not specify zoning for any area. Instead, it should be used to guide future zoning decisions in a way that ensures that any proposed zoning conforms to the density guidelines issued herein.

## **Residential Land Use Categories**

The land use map designates three residential land use categories that provide for single-family and multi-family housing at varying densities. Gateways and street design are two of the most critical elements of good neighborhood design. Therefore, design in residential subdivisions should include a pedestrian friendly theme including walkways/alleys to connect blocks, and street layouts should avoid, however reasonably possible, a grid-type pattern.

The type and intensity of development for each category is described below and applies to this specific study area only.

### ***Low Density Residential***

Development in Low Density Residential shall have no more than 4 single-family dwelling units/ gross acre. There are approximately 2,128 acres of Low Density Residential land use within the study area.

### ***Medium Density Residential***

Development in Medium Density Residential shall have no more than 8 dwelling units/gross acre. Approximately 4,372 acres of land consists of Medium Density Residential.

### ***High Density Residential***

Development in High Density Residential shall have no more than 20 dwelling units/gross acre. High Density Residential land makes up 1,396 acres of the study area.

## **Commercial Land Use**

This category is intended to identify locations for commercial development of varying intensities and designs. Commercial land use is to be located adjacent to the higher density residential development, with the intent of promoting transit use and pedestrian activity. Commercial nodes surrounded by development encourage pedestrian and transit activity, therefore commercial development should avoid the strip pattern. There are approximately 1,081 acres of commercial land designation in the study area.

## **Mixed-use**

Mixed-use is critical to transit oriented development, a concept that will increase the viability of the town center. Mixed-use allows for creativity in both design and function. The intent is to bring residents into the town center to live. Lower-floor retail and office combined with upper-floor residential provides a vibrant community atmosphere and decreases vehicle trips to and from the commercial center. The mixed-use category for land use is divided into two types:

### ***Mixed-use Retail***

In order to maintain the concept of a commercial center, no more than 20% of development in Mixed-use Retail shall be strictly residential. There are approximately 515 acres designated for Mixed-Use Retail.

### ***Mixed-use Office***

No more than 30% of development in Mixed-use Office shall be strictly residential. 1,223 acres of Mixed-use Office are designated.

## **Industrial**

The industrial land use designation is intended to accommodate a mixture of compatible commercial and industrial uses. The location of the plan area between White Sands Missile Range and Fort Bliss affords opportunities to companies dealing in military intelligence, military machinery, space exploration, science and technology, etc. 1,217 acres are designated Industrial.

## **Parks and Open Space**

When the general public is asked about “quality of life”, parks and recreation services usually make the top of the list. Parks and open space are critically linked to quality developments and can take on various forms including active recreation parks, linear parks, hike-bike trails, passive open space, etc.

### ***Parks***

Over 30 park sites are designated throughout the plan area totaling approximately 521 acres. More than half of these parks are co-located with school sites allowing for a shared parking facility. Walking, jogging, and bike trails are essential amenities throughout the city and connections between parks, using these paths must be encouraged.

### ***Natural Transition Buffer (Open Space)***

Quality of life is enhanced by open spaces. Open space will define the area between Low Density Residential and the State Park, in the form of Natural Transition Buffer. The Franklin Mountain State Park offers scenic, geological, biological, ecological, and recreational resources. Development shall not occur within the Natural Transition Buffer. The Natural Transition Buffer is intended to prevent development near the boundaries of the State Park. Four trailheads have been identified along the westernmost edge of the Low Density Residential. These trails will cross through the Natural Transition Buffer to the State Park. Approximately 1,573 acres are set aside for Natural Transition Buffer.

## **Schools**

This plan area falls within two school districts, the El Paso Independent School District (EPISD) and Ysleta Independent School District (YISD) are generally separated by McCombs Blvd. Twelve new elementary schools are designated and are located central to the neighborhoods. Four middle schools are designated and are located in close proximity to the elementary schools. Three areas are designated for high schools and are each located to serve a specific portion of the plan area.

All school sites will be co-located with parks to serve the schools and the surrounding community. Approximately 431 acres is designated for schools. School sites are indicated in Figure 3, but will be included with the adjacent land uses for purposes of the Projected General Land Use 2025 map.

## **Public Use/Community Facilities**

A successful nodal development depends on constant populations. Public uses such as libraries, museums, city and county offices, etc. provide a daytime population. The intent in locating public uses within the town center and near mixed use is to provide those commercial areas with a daytime population. Approximately 18 acres is designated Public Use. Public Uses sites are indicated in Figure 3, but will be included with the adjacent land uses for purposes of the Projected General Land Use 2025 map.

## **Public Safety Facilities**

Though no locations are specifically assigned for police, fire, or health facilities, future coordination between these entities and the City will be essential in maintaining the health, safety, and welfare of the community.

Figure 1. Location Map

## NE Master Plan Boundary

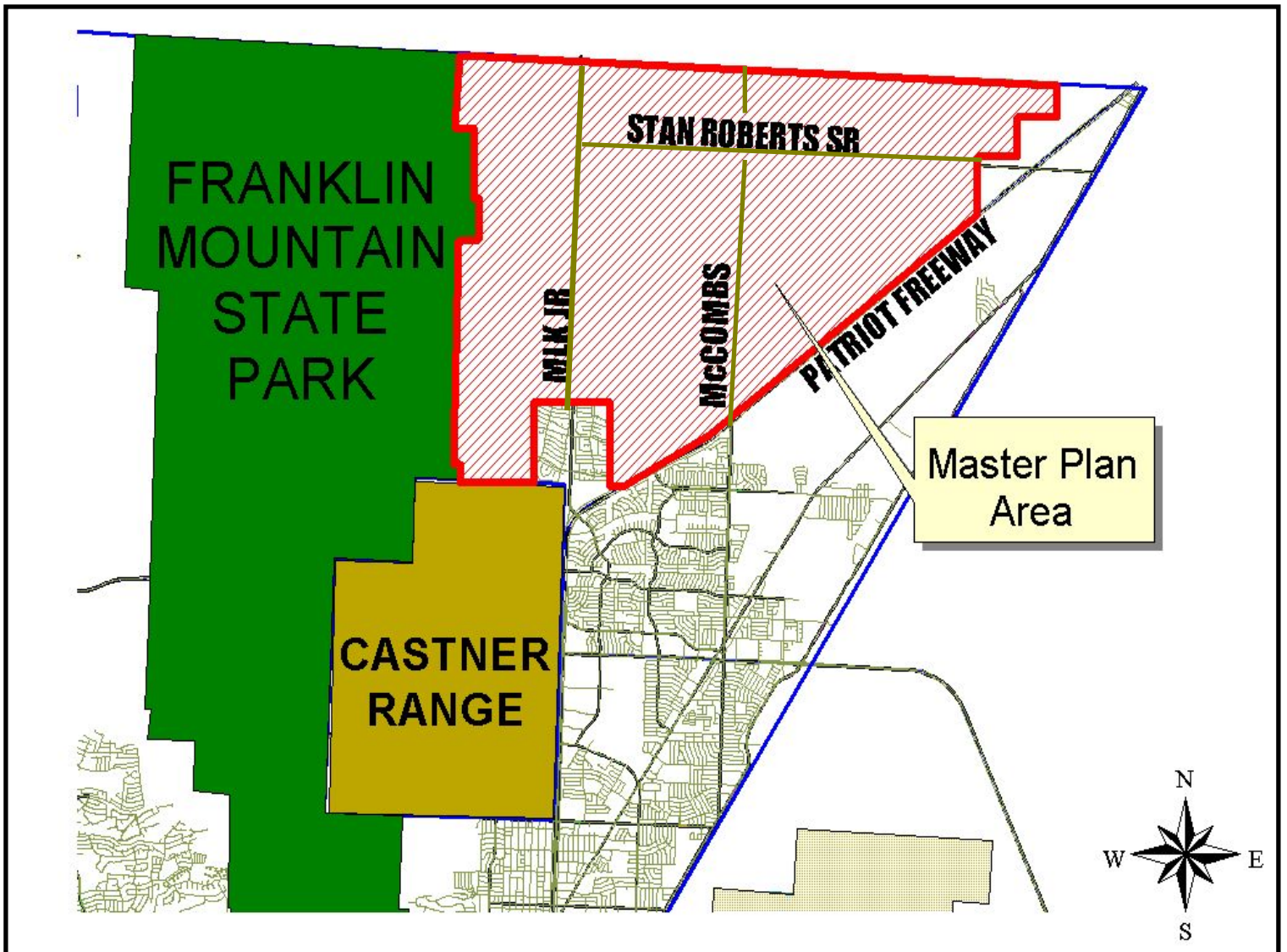
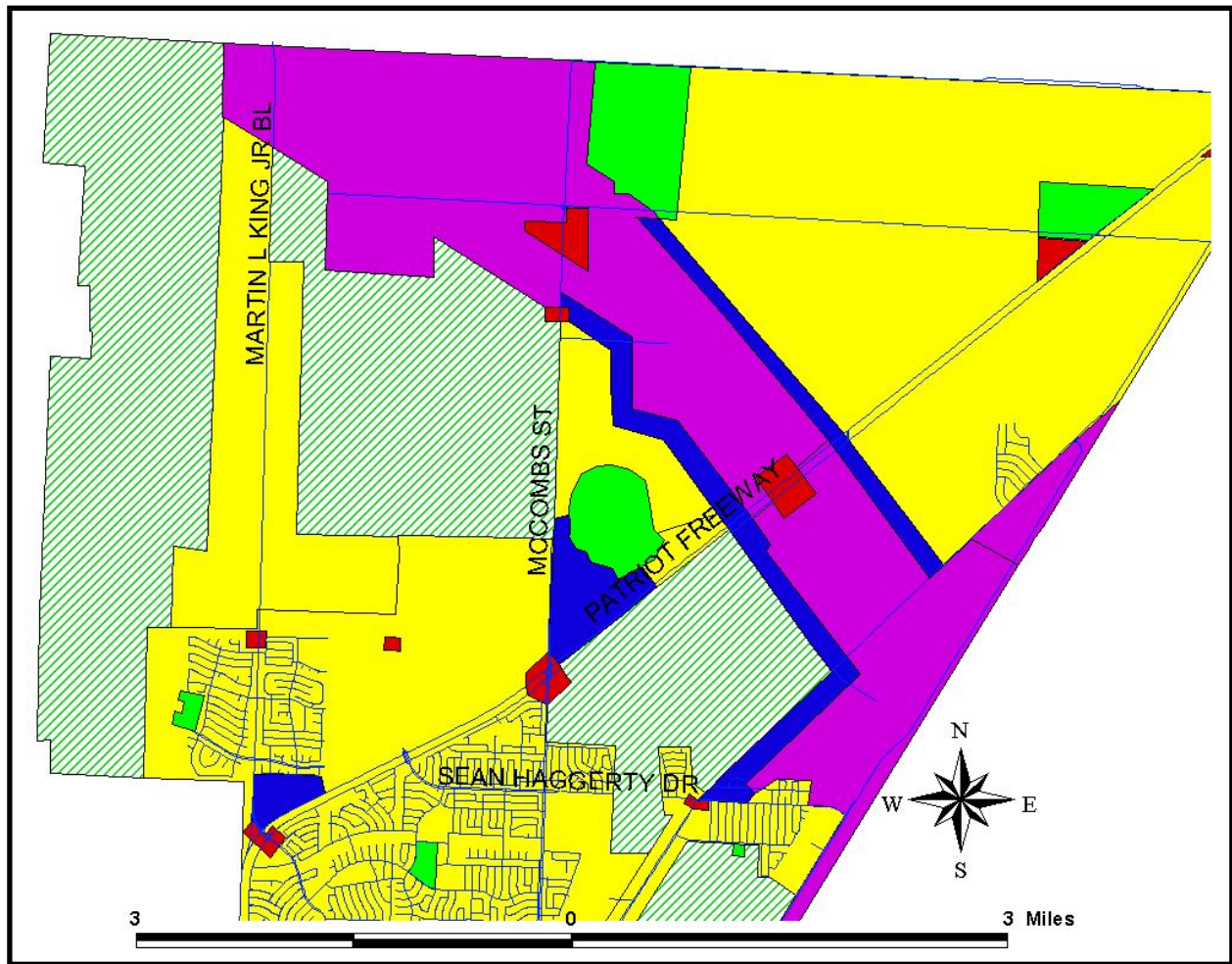


Figure 2. Current Projected General Land Use 2025



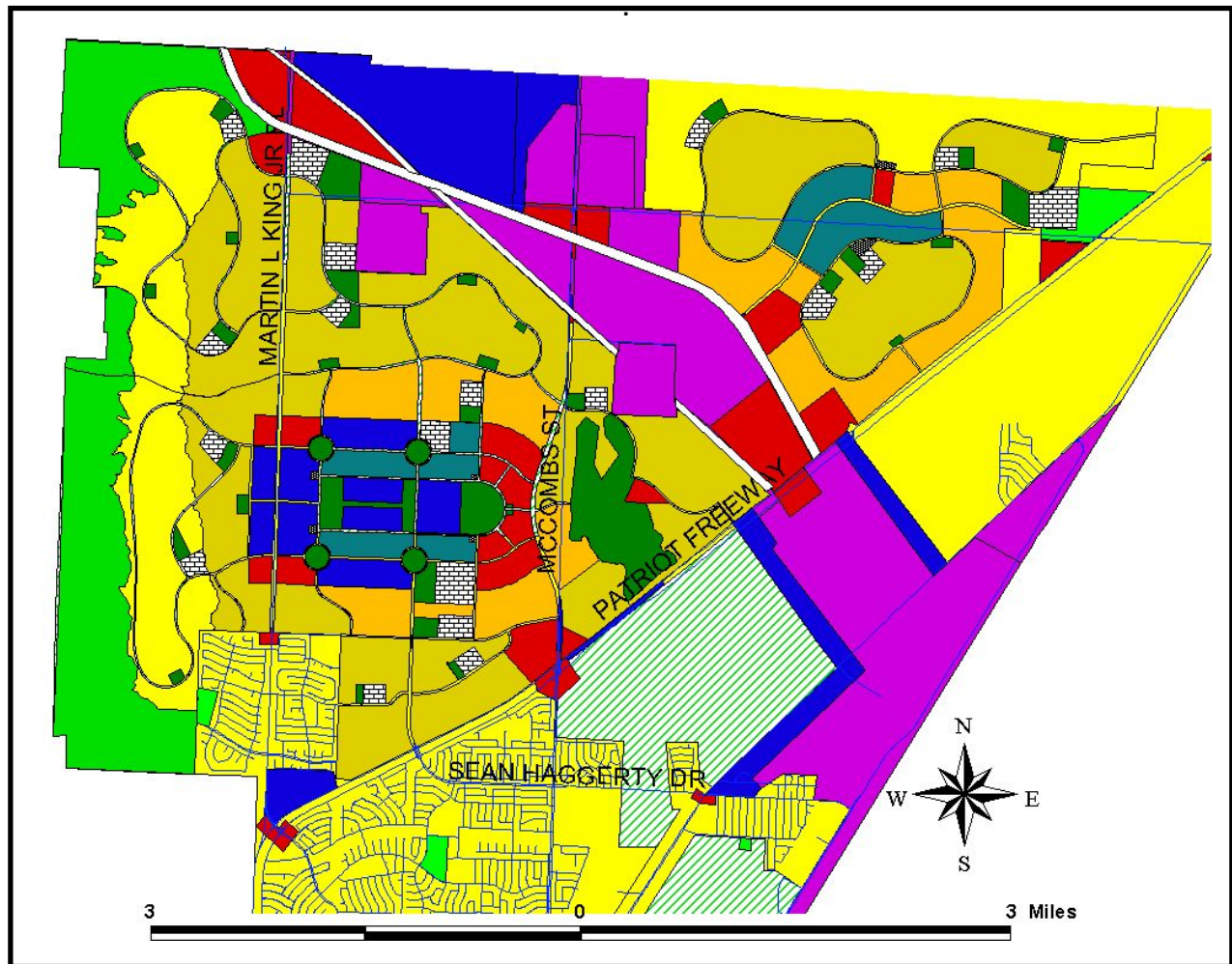
### GENERAL LAND USE

- Industrial
- Commercial
- Mixed-Use
- Residential
- Parks & Open Space
- Aquifer Storage & Recharge












*\*Aquifer Storage & Recharge areas  
are part of the Parks & Open Space  
Land Use Category*



Figure 3. Proposed Projected General Land Use 2025



### GENERAL LAND USE

-  Commercial
-  Industrial
-  Mixed-Use/Retail
-  Mixed-Use/Office
-  Low-Density Residential
-  Medium-Density Residential
-  High-Density Residential
-  School Site (Residential designation)
-  Public Use
-  Park
-  Natural Transition Buffer (Open Space)

# El Paso Water Utilities

## Northeast El Paso Master Plan

### EXECUTIVE SUMMARY



*Prepared by:*

Kimley-Horn and Associates, Inc.  
12700 Park Central Drive, Suite 1800  
Dallas, Texas 75251  
Phone: 972-770-1300  
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Kimley-Horn  
and Associates, Inc.



## INTRODUCTION

In August, 2003 the El Paso Water Utilities Public Service Board (PSB) authorized Kimley-Horn & Associates (KHA) to Master Plan their property located in northeast El Paso to comply with the PSB rules and regulations, which establishes that land sales greater than 50 acres shall be master planned. The objective of the master plan is to protect and enhance the value of the PSB land by proposing responsible growth and to maximize the potential of the PSB properties.

The northeast master plan proposes a general plan for the development of the property including the layout of arterial streets, open areas, sites for public facilities and utilities. The plan studies the available and required infrastructure required to sustain the proposed community. Drainage, water and sanitary sewer service, reclaimed water distribution, transportation and land use distribution were carefully studied in the process of developing the master plan.

## PROPERTY DESCRIPTION

The Northeast Master Plan focuses on the PSB properties bounded by the Franklin Mountains on the west, S.H. 54 on the South-East, and the Texas-New Mexico state line on the North. The total area of the land is approximately 16,000 acres.

The master planned property is mostly vacant land with the North Hills subdivision being the major development within the boundaries described above. Other industrial facilities are located within the boundaries of the property such as the El Paso Electric Company Newman power plant, El Paso Natural Gas plant, the El Paso Solid Waste McCombs landfill and a quarry. The Painted Dunes Golf Course is located north of S.H. 54 neighboring the PSB properties making it a prospect for the planning of a retirement/resort community around the facility.

The existing projected land use plan from the City of El Paso Planning Department includes mostly open space with a large corridor of industrial use and large “pods” of residential use of 1,000-2,000 acres. Portions of mixed use and a few small commercial pads of 10 acres or less are included.

## MASTER PLAN DEVELOPMENT

In order to plan for the future, it was necessary to acknowledge the existing conditions of the land and available infrastructure. A full report was produced to establish the existing conditions. (See Existing conditions report by KHA, November 2003). Public input from neighborhood committees and public agencies was an integral part for the development of the Master Plan. Several meetings were held with stakeholders in public facilities (*NE Command Center 12/03*) and additional presentations were given to specific community groups and public agencies. (*The City of El Paso and Steering Committee 9/03, The Texas Parks and Wildlife 01/04, The Home Builders Association 1/04*)

Five master plan concepts were developed by the consultant team with the objective of including, to the extent possible, all stakeholder input. The scope of work originally called for three (3) concepts that eventually evolved into two (2) more concepts and the final being an iteration of all the concepts. Two presentations were given to the PSB for approval (*12/03 and 05/04*). Other presentations of the final Master Plan were given to stakeholders and public agencies and the recommended plan (Modified Alternative E) was approved by the PSB on June 9, 2004.

## FINAL MASTER PLAN DESCRIPTION

The final Master Plan incorporates various planning models. It introduces new urbanism and encourages smart growth. It incorporates a curvilinear arterial system with a semi-grid arterial system to maintain connectivity and transition from the existing developments.

A Town center with  $\pm 850$  acres of commercial, mixed-use and high density residential was incorporated to centralize the commercial activity to create a “place” where people can interact and major community activities can occur. The Town Center exploits the economic potential of a community as large as Northeast El Paso.

The curvilinear arterial layout allows the creation of super-pods (700-1000 acres), which leads to the creation of unique residential developments. The curvilinear arterial layout caused the revision of previously planned alignments of roadways such as McCombs Road and the Northeast Parkway. The alignments proposed by this plan for these roadways have not been approved by the City of El Paso or by the Texas Department of Transportation (TxDOT), although TxDOT is currently in the schematic development phase of the Northeast Parkway. The effect of unknown alignments of major arterials through the site may slightly alter proposed land uses. Other arterials for which this plan proposes modifications to the alignment will be under the jurisdiction and review of the City of El Paso. The City will require a request to update its Master Thoroughfare Plan (MTP) in order for the alignments of these arterials to be changed prior to development. Schools and parks were planned next to each other to enhance the City/School Districts (El Paso and Ysleta) resources and create community gathering places.

Some industrial use was required to be incorporated to create a transition from the existing industrial facilities to other types of uses, maximize the potential of the proposed Northeast Parkway and house the existing land fill. The construction of the Northeast Parkway will attract more industrial-type traffic to the PSB property, thus industrial land use was designated along the future freeway to better use the facility and the available land. Additionally a retirement community/resort was proposed adjacent to the Painted Dunes Golf course with the intention of attracting military retirees. The retirement community/resort is intended to provide a contained residentially designated area which would include amenities for residents (golf course), fulfill immediate commercial needs through the incorporation of a small amount of commercially designated areas, and a school to serve the community. This area contains approximately 1,231 acres. See Table 1.

The Master Plan is divided into two (2) phases of development. The first phase (Phase 1) comprised of  $\pm 5,000$  acres, with residential, mixed-use and commercial uses, is the southern portion of the property. The second phase (Phase 2) being  $\pm 11,000$  acres, with industrial, mixed-use and residential uses is the northern remaining portion of the property. See attached exhibit for reference.

Phase 1 is planned in sub-phases of probable development with a full development horizon of approximately 30 years. The master plan, with the two phases will be submitted to the City of El Paso as an amendment request for the City’s Comprehensive Plan (Plan for El Paso). Phase 1 will be submitted as a Land Study.

## FINAL MASTER PLAN FACTS

Final Land Use distribution is shown in Table 1.1.

**TABLE 1. Land Use Distribution.**

LAND USE	PHASE 1 (Acres)	PHASE 2 (Acres)	PAINTED DUNES COMMUNITY (Acres)	TOTAL (Acres)
COMMERCIAL	397	685	34	1,082
INDUSTRIAL	-	1,217	-	1,217
MIXED USE-RETAIL	245	270	-	515
MIXED USE-OFFICE	505	718	-	1,223
PUBLIC USE	6	12	-	18
PARKS	286	236	10	522
NTB	963	610	-	1,573
HIGH DENSITY RESIDENTIAL*	601	795	91	1,396
MEDIUM DENSITY RESIDENTIAL*	1,047	3,324	684	4,371
LOW DENSITY RESIDENTIAL	653	1,474	-	2,127
SCHOOL	176	255	15	431
PAINTED DUNES GOLF COURSE	-	305	305	305
INFRASTRUCTURE (R.O.W.)	301	884		1,185
<b>TOTAL</b>	<b>5,180</b>	<b>10,785</b>	<b>1,139</b>	<b>15,965</b>
* Neighborhood Commercial areas are included in High and Medium density residential areas.				

For Storm Drainage Management it is proposed, in this Master Plan, to include improvements to mitigate/control the storm runoff generated within the study property. A combination of channels, culverts and detention facilities is proposed throughout the study area.

After exploring several alternatives for drainage control, an option was selected that will strategically control storm run-off from phase 1 and 2 without incurring in too much infrastructure construction and maximizing the existing infrastructure. The Drainage Master plan focuses only on phase 1 and proposes to include the infrastructure necessary to control the runoff that will be generated in the future from phase 2. The storm model generated for this study was based on the assumption of ultimate build out condition. Refer to Northeast Master Plan final report for details.

**TABLE 2. Master Drainage Estimated Projected Costs.**

STUDY	FLOOD CONTROL	LAND VALUE	TOTAL
PREVIOUS CLOMR	\$ 54,566,221	\$ 5,820,000	\$ 60,386,221
NE MASTER PLAN	\$ 35,645,731	\$ 1,940,000	\$ 37,585,731

One important portion of the Master Plan involves the study of the Transportation/Traffic impacts the master plan may have on existing and future traffic. The master plan proposes a series of arterials ranging from Super Arterials to Collectors. However, a Traffic Impact Analysis to determine the feasibility of the proposed roadway system was not part of the scope of the Master Plan. A future TIA will be required to validate the proposed transportation system. Table 3 shows the estimated costs of the proposed roadway system for Phase1. Table 4 shows the total estimated projected costs for Phase1 and Phase 2 combined.

**TABLE 3. Proposed Transportation Infrastructure & Projected Total Costs (Phase1).**

DESCRIPTION	ROADWAY TYPE	NUMBER OF LANES	R.O.W. WIDTH	LINEAR FEET OF ALIGNMENT	COST PER LINEAR FEET		LF COST LOW	LF COST HIGH
					Low	High		
Total Super Arterial Street with Bike Lanes	Super Arterial	8	146	22,596	\$ 700.00	\$ 900.00	\$ 15,817,200.00	\$ 20,336,400.00
Total Major Arterial Street	Major Arterial	6	110	9,393	\$ 525.00	\$ 650.00	\$ 4,931,325.00	\$ 6,105,450.00
Total Minor Arterial Street	Minor Arterial	4	76	52,560	\$ 325.00	\$ 425.00	\$ 17,081,980.50	\$ 22,337,974.50
Total Collector Street	Collector	4	64	79,576	\$ 225.00	\$ 325.00	\$ 18,132,325.25	\$ 25,862,164.25
Totals				164,125			\$ 55,962,830.75	\$ 74,641,988.75

**TABLE 4. Proposed Transportation Infrastructure & Projected Total Costs (Ph 1&2)**

DESCRIPTION	ROADWAY TYPE	NUMBER OF LANES	R.O.W. WIDTH	LINEAR FEET OF ALIGNMENT	COST PER LINEAR FEET		LINEAR FOOT COST LOW	LINEAR FOOT COST HIGH
					Low	High		
Total Super Arterial Street with Bike Lanes	Super Arterial	8	146	43,359	\$ 700.00	\$ 900.00	\$ 30,351,300.00	\$ 39,023,100.00
Total Major Arterial Street	Major Arterial	6	110	24,968	\$ 525.00	\$ 650.00	\$ 13,108,026.75	\$ 16,228,985.50
Total Minor Arterial Street	Minor Arterial	4	76	83,677	\$ 325.00	\$ 425.00	\$ 27,195,125.75	\$ 35,562,856.75
Total Collector Street	Collector	4	64	176,441	\$ 225.00	\$ 325.00	\$ 39,927,017.75	\$ 57,343,386.75
Totals				328,445			\$ 110,581,470.25	\$ 148,158,329.00

The water distribution and waste water collection infrastructure and facilities were master planned based on the phasing plan. Booster stations, reservoirs and distribution mains would be required as soon as development starts occurring. Lift stations, and collection mains would be required as land is being developed. Table 5 shows the estimated total cost of public utilities infrastructure required for each phase and for the total development of the Master Plan.

**TABLE 5. Proposed Public Utilities Projected Costs.**

DESCRIPTION	PHASE 1	PHASE 2	TOTAL
WATER SYSTEM	4,600,000	4,700,000	<b>9,300,000</b>
WASTEWATER SYSTEM	18,500,000	16,200,000	<b>34,600,000</b>
RECLAIMED WATER SYSTEMS	15,000,000	12,800,000	<b>27,800,000</b>
<b>TOTAL</b>	<b>38,100,000</b>	<b>33,700,000</b>	<b>71,700,000</b>

The future potential population was calculated for the Master Plan. Various population projection models were used. The ultimate population growth is solely dependent on the PSB selling property for development and the City of El Paso allowed development standards. Table 6 shows the maximum projected population.

**TABLE 6. Maximum Total Population Projection.**

RESIDENTIAL POPULATION	ACRES	DEVELOPMENT NET	MAXIMUM DENSITY	PERSONS PER HOUSEHOLD	NUMBER OF UNITS	BUILD-OUT POPULATION
LOW DENSITY RES.	2,128	0.75	4	3.5	6,384	<b>22,344</b>
MEDIUM DENSITY RES.	4,372	0.8	8	3.5	27,981	<b>97,933</b>
HIGH DENSITY RES.	1,396	0.8	20	3.5	22,336	<b>78,176</b>
TOWN CENTER RES. URBAN DENSITY	515	0.2	12	1.5	1,236	<b>1,854</b>
TOWN CENTER RES. HIGH DENSITY	515	0.3	30	1.5	4,635	<b>6,953</b>
<b>TOTAL</b>	<b>8,411</b>				<b>62,572</b>	<b>207,259</b>

## CONCLUSION

The Master Plan proposes to maximize the use of land and create a sustainable community, capable of phased growth. The Master Plan incorporates various planning concepts including new urbanism (via the concept of a town center and mix of uses), curvilinear arterial systems, a retirement community/resort, as well as the reservation of parks and school sites, open spaces and creative access to state park facilities. The idea of the proposed master plan is to create a community, a place where people can identify themselves and their place with the location and attributes surrounding them. The master plan's intent is to create a place where people can interact and enjoy the feeling of community.

The northeast master plan provides the means for responsible development protecting the value of the PSB land. It is projected that Phase 1 will be developed  $\pm 30$  years after the first land sale occurs. The total master plan build-out projection is  $\pm 60$  years with a maximum population of 207,000 people.